

CITY AUDITOR'S REPORT

MONDAY, AUGUST 26, 2013

2013 ADMISSION FEE/TAX

WE RECEIVED CHECKS IN THE AMOUNT OF \$7,606.64 FROM THE READING PHILLIES FOR JULY'S ADMISSION FEES/TAXES. THE SOVEREIGN CENTER AND THE PERFORMING ARTS CENTER EVENT FEES TOTALLED \$303.23 FOR JULY SALES. THE ONLY EVENT HELD DURING JULY WAS THE AND1 BASKETBALL EVENT. ALSO THIS MONTH, WE RECEIVED \$2,683.65 FROM READING ROYALS HOCKEY FOR JULY'S SALES.

THE 2013 BUDGET LIST \$510,000 AS EXPECTED REVENUE.

THE FOLLOWING CHARTS LIST ANNUALLY (2009-JULY 2013) THE ADMISSION FEES BY SPORT/VENUE:

ADMISSION FEE/TAX	2009	2010	2011	2012	JULY 2013
READING PHILS -1 ST ENERGY STADIUM	\$94,788.30	\$98,219.57	\$104,498.69	\$96,043.94	\$49,622.84
READING ROYALS - SOVEREIGN CENTER	\$55,054.89	\$61,494.30	\$60,719.57	\$58,030.32	\$55,242.66
OTHER- SOVEREIGN CENTER	\$232,589.23	\$252,268.74	\$117,376.12	\$175,637.30	\$84,815.96
PERFORMING ARTS CENTER	\$99,602.64	\$100,701.62	\$140,860.56	\$95,120.89	\$60,166.70
TOTAL REVENUE	\$482,035.06	\$512,684.23	\$423,454.94	\$424,832.45	\$249,848.16
BUDGETED REVENUE	\$600,000.00	\$450,000.00	\$480,000.00	\$504,000.00	\$510,000.00
OVER/UNDER BUDGET	-\$117,964.94	\$62,684.23	-\$56,545.06	-\$79,167.55	

REAL ESTATE TRANSFER TAX – 1/1/2009 TO 7/31/2013

THIS IS AN UPDATE ON THE REAL ESTATE TRANSFER TAX RECEIPTS SINCE I LAST REPORTED IN MY JULY 22, 2013 REPORT. THIS TAX WAS 1% ('02), 1.5% ('03), 2% ('04-'05), AND 3.5% FOR ('06-'13).

THE FOLLOWING CHART ILLUSTRATES ACTUAL DATA FROM 01/2009 - 07/2013. IN JULY 2013 THERE WERE 146 REAL ESTATE TRANSFER TRANSACTIONS, OF WHICH 116 WERE TAXABLE TRANSACTIONS. THE CITY'S PROCEEDS IN JULY TOTALLED \$360,628.81. THE 2013 BUDGET LISTS \$1,900,000 AS EXPECTED REVENUE.

	2013	2012	2011	2010	2009
January	268,600.36	88,765.23	90,044.35	159,017.30	148,961.51
February	96,300.63	260,520.16	135,391.03	106,687.67	142,169.66
March	190,399.70	151,719.15	214,724.17	229,645.70	185,351.64
April	323,534.14	142,353.83	156,823.78	393,268.60	258,946.66
May	182,633.51	178,896.46	174,829.49	384,978.30	242,328.73
June	235,519.00	191,760.76	221,457.20	349,449.25	204,198.52
July	360,628.81	155,694.65	121,372.42	222,286.60	182,852.57
August		126,717.87	179,026.81	185,037.44	189,488.42
September		120,767.46	187,496.67	128,921.23	301,455.52
October		241,408.93	255,432.51	204,050.03	273,838.88
November		177,323.40	287,145.90	240,401.03	214,016.65
December		137,293.31	208,991.89	209,455.28	232,908.94
JAN.-JULY	1,657,616.15	1,169,710.24	1,114,642.44	1,845,333.42	1,364,809.29
Entire Year		1,973,221.21	2,232,736.22	2,813,198.43	2,576,517.70
Budget	1,900,000.00	2,000,000.00	2,750,000.00	2,500,000.00	5,000,000.00
Over Budget		<26,778.79>	<517,263.78>	313,198.43	<2,423,482.30>

THE FOLLOWING CHARTS LISTS THE TOTAL NUMBER OF MONTHLY REAL ESTATE TRANSFER TRANSACTION MINUS NON-TAXABLE TRANSACTIONS TO ARRIVE AT TAXABLE TRANSACTIONS. FOR EXAMPLE, IN JANUARY 2013 THERE WERE 134 TRANSACTIONS MINUS 44 NON-TAXABLE TRANSACTIONS, WHICH LEAVES 90 TAXABLE TRANSACTIONS.

	2013	2012	2011	2010	2009
J	134-44=90	108-36=72	101-44=57	145-54=91	123-55=68
F	132-55=77	103-36=67	126-49=77	103-37=66	137-44=93
M	183-55=128	179-56=123	144-43=101	212-67=145	167-47=120
A	180-55=125	159-41=118	121-31=90	193-59=134	163-54=109
M	168-53=115	160-35=125	168-52=116	208-73=135	169-40=129
J	150-53=97	150-57=93	175-39=136	185-51=134	171-60=111
J	146-30=116	148-52=96	127-48=79	149-44=105	161-62=99
A		118-39=79	153-39=114	161-55=106	141-48=93
S		112-39=73	141-40=101	114-31=83	137-39=98
O		225-53=172	181-52=129	201-72=129	219-67=152
N		145-42=103	149-31=118	120-33=87	175-65=110
D		138-50=88	172-61=111	153-45=108	163-44=119
T		1745-536=1209	1758-529=1229	1944-621=1323	1926-625=1301

REAL ESTATE TRANSFER TAX -\$1 MILLION + PROPERTIES 2013

THERE WAS ONE (1) \$1 MILLION + PROPERTY SOLD IN READING IN JULY, 2013. THAT BRINGS THE TOTAL NUMBER OF \$1 MILLION + PROPERTIES SOLD IN 2013 TO EIGHT (8). ALL WERE COMMERCIAL PROPERTIES AS OPPOSED TO RESIDENTIAL PROPERTIES. THROUGH 7/31/13, THE BELOW LISTED PROPERTIES TOTAL SALES PRICE WAS \$17,808,093 THUS RETURNING \$623,284 IN REAL ESTATE TRANSFER TAXES TO THE CITY.

DATE	PROPERTY ADDRESS	SALE PRICE	RATE 3.5%	TAX AMOUNT
01/07/13	2040 Centre Ave.	\$1,204,079	3.5%	\$42,143
01/11/13	825 E. Wyomissing. Blvd.	\$2,844,416	3.5%	\$99,555
4/16/13	100 N. 5 th Street	\$1,100,000	3.5%	\$38,500
4/16/13	112 N. 5 th Street	\$1,000,000	3.5%	\$35,000
4/22/13	936 N. 9 th Street	\$2,040,913	3.5%	\$71,432
5/30/13	200 Penn Street	\$1,460,000	3.5%	\$51,100
6/28/13	W. Robeson Street	\$2,360,000	3.5%	\$82,600
7/02/13	50 N. 4 TH Street	\$5,798,685	3.5%	\$202,954
total		\$17,808,093	3.5%	\$623,284

- IN 2012, THERE WERE TWO (2) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2011, THERE WERE FIVE (5) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2010, THERE WERE SIX (6) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.
- IN 2009, THERE WERE ZERO (0) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.
- IN 2008, THERE WERE FOUR (4) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.
- IN 2007, THERE WERE TWELVE (12) PROPERTIES SOLD IN EXCESS OF \$1 MILLION.

PAYMENTS IN LIEU OF TAXES 2013

WE HAVE RECEIVED \$31,500 IN PAYMENTS IN LIEU OF TAXES THROUGH THE END OF JULY. WE RECEIVED \$1,500 FROM THE HUGH CARCELLA APARTMENTS, \$10,000 FROM CHARLES EVANS CEMETERY AND \$20,000 FROM ALVERNIA UNIVERSITY. WE ALSO DEPOSITED \$4,000 FROM TRINITY LUTHERAN CHURCH INTO AN AGENCY FUND ACCOUNT (FUND #31) FOR POLICE TRAINING/EQUIPMENT.

WE HOPE THAT THE ADMINISTRATION WILL BE CONTACTING THE MANY NON-TAXABLE ESTABLISHMENTS WITHIN THE CITY TO REQUEST PAYMENTS IN LIEU OF TAXES OR SERVICES IN LIEU OF TAXES.

PAYMENTS IN LIEU OF TAXES 2008-2012

THIS REPORT UPDATES PAYMENTS IN LIEU OF TAXES RECEIVED FROM VARIOUS INSTITUTIONS FROM 2008 THROUGH 2012, SINCE MY LAST REPORT ON THIS TOPIC ON 03/26/12.

THE 2012 REVENUE FROM PAYMENTS/DONATIONS IN LIEU OF TAXES WAS \$137,213 OR \$12,787 LESS THAN THE BUDGETED TARGET OF \$150,000. THIS AMOUNT INCLUDES THE \$203,452 THAT WE RECEIVED FROM THE READING HOUSING AUTHORITY. THAT AMOUNT MUST BE SHARED WITH BOTH THE COUNTY OF BERKS (\$36,946) AND THE READING SCHOOL DISTRICT (\$90,141) BASED ON THEIR RESPECTIVE MILLAGE RATES. THE 2013 BUDGET FOR PAYMENTS IN LIEU OF TAXES IS \$150,000.

INSTITUTION	2012	2011	2010	2009	2008
1 ST PRES CHURCH	1,500	1,178	1,178	0	1,175
B'NAI B'RITH	10,000	20,000	10,000	10,000	0
ALBRIGHT COLL	***	0	0	0	0
CHARLES EVANS CEMETARY	7,500	7,500	7,500	7,500	7,500
ALVERNIA UNIVERSITY	20,000	20,000	20,000	20,000	40,000
READING HOSPITAL	0	0	0	0	0
YMCA	0	0	0	0	0
RDG HOUSING AUTHORITY	76,365	80,502	69,161	54,899	38,051
HUGH CARCELLA APTS	3,750	3,750	3,750	3,750	3,750
ST. JOHN'S LUTHERAN CHURCH	5,000	1,000	1,000	0	1,000
ALL OTHERS	13,098	0	0	0	0
Entire Year	137,213	133,930	112,589	96,149	91,476
Budget	150,000	100,000	90,000	90,000	100,000
Over/ (Under) Budget	<12,787>	33,930	22,589	6,149	<8,524>

- **BOLD #** INDICATES THE AMOUNT THE CITY RETAINS.
- PAYMENTS BY **RHA** ARE SHARED W/SCHOOL DISTRICT & BERKS COUNTY.
- **RE04 IN THE ACT 47 PLAN INCLUDES AN EXPANDED PILOT PROGRAM**

*** IN 2012, ALBRIGHT COLLEGE DONATED \$10,000 SPECIFICALLY FOR POLICE TRAINING/EQUIPMENT INTO CITY AGENCY FUND #31

2012 PAYMENTS IN LIEU OF TAXES-ALL OTHER

THE FOLLOWING CHART ILLUSTRATES PAYMENTS IN LIEU OF TAXES RECEIVED FROM VARIOUS ORGANIZATIONS DURING 2012.

DATE	NAME	AMOUNT	ADDRESS
5/7	Roca de Salvacion AIC Ch.	122.13	428 N 9 th St.
5/10	Iglesia Cristiana	436.04	925 South Street
5/15	Service Access & Management	5,057.47	19 N. 6 th St Ste 300
5/17	Sts. Constantine & Helen Greek Orthodox Church	531.93	1001 E. Wyomissing Blvd.
5/21	Church of the Brethren	288.54	1250 Schuylkill Ave.
5/21	Assembly of Christian Churches	428.73	543 Schuylkill Ave.
5/21	Hope of the Nations Christian Center	413.25	134 N. 5 th St.
5/23	Olivet Reformed Church	300.00	607 Alton Ave.
5/23	1 st Evangelical Congregational Church	150.00	18 N. 8 th St.
5/24	Calvary Reformed Church of the U.C.C.	3,000.00	640 Centre Ave.
6/1	Reading Spanish 7 th Day Adventist Church	1,087.95	1200 N. 10 th St. 1228 N. 10 th St. 1241 Moss St.
6/18	Iglesia Da Dios	500.00	1043 Robeson St.
6/22	Reading Monthly Meeting of Friends	397.99	112 N 6 th St.
6/26	St. Mary's Episcopal Church	200.00	850 N. Front St.
8/28	S. 7 th Street Christian Fellowship	184.00	417 S. 7 th St.
TOTAL		\$13,098.03	

MANY THANKS TO ALL OF THOSE ABOVE LISTED ORGANIZATIONS, AND WE HOPE TO HEAR FROM MORE ORGANIZATIONS IN REGARDS TO THE MAYOR'S PILOT/SILOT PROGRAM.